

## **Draft**

### **Subdivision Ordinance Amendment:** **Require Use of Public Water and Wastewater Systems**

The Matoaca Village Plan study area is taken from the geography of the Southern and Western Area Plan. The Southern and Western Area Plan identified most of this part of the County as having adequate public water and wastewater service to serve future anticipated development, and recommended that the public water and wastewater systems be used. Subsequently, the Subdivision and Utilities Ordinances were amended to require use of the public water and wastewater systems. In addition, the latest amendment to the Ettrick Village Plan recommends use of the public water and wastewater systems, as this geography is also within the area identified as having adequate public water and wastewater service. The following amendments to the Subdivision Ordinance would ensure that new development within the Matoaca Village Plan geography continue to use the public water and wastewater systems, and that new development within the Ettrick Village Plan geography also will use the public water and wastewater systems.

Additional amendments are included to correct formatting inconsistencies and clarify terminology.

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY  
OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING  
AND RE-ENACTING SECTIONS 17-72 AND 17-84 RELATING TO  
MANDATORY USE OF WATER AND SEWER

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

(1) *That Sections 17-72 and 17-84 of the Code of the County of Chesterfield, 1997, as amended, are amended and re-enacted to read as follows:*

**Sec. 17-72. Improvements--Required.**

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(k) Connection to the county water supply system shall be required in any of the following circumstances except as may be waived by the planning commission per County Code section 18-63:

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- (4) When a lot is located within the areas of the sSouthern and wWestern Area pPlan area or Matoaca Village Plan unless residential zoning was obtained for such subdivision prior to June 23, 1993, or;
- (5) When a lot is located within the area of the Ettrick Village Plan unless residential zoning was obtained for such subdivision prior to [date of adoption of this ordinance amendment] or;
- ~~(5)~~ (6) When a lot is located within the area of the Route 288 Corridor Plan ~~area~~ unless residential zoning was obtained for such subdivision prior to May 25, 1999.

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(n) Connection to the county wastewater supply system shall be required in any of the following circumstances except as may be waived by the planning commission per County Code section 18-64:

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- (4) When the lot is located within the areas of the sSouthern and wWestern Area pPlan area or Matoaca Village Plan unless residential zoning was obtained prior to June 23, 1993.

(5) When a lot is located within the area of the Ettrick Village Plan unless residential zoning was obtained prior to [date of adoption of this ordinance amendment] or:

~~(5)~~ (6) When the lot is located within the area of the Route 288 Corridor Plan area adopted unless residential zoning was obtained prior to May 25, 1999.

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**Sec. 17-84. Standards for lots and parcels served by onsite sewage disposal systems.**

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~~(b)~~ (c) No subdivision of land within the sSouthern and wWestern Area pPlan area for which residential zoning is obtained after June 23, 1993 may utilize onsite wastewater disposal systems unless all lots in such subdivision are at least one acre in size and located in those areas designated in the county's comprehensive plan for single-family residential use in the lowest density category. (Areas colored tan on the sSouthern and wWestern Area pPlan area land use plan suggested for 1 to 5 acre lots suited to R-88 zoning.)

(d) No subdivision of land within the Matoaca Village Plan for which residential zoning is obtained after June 23, 1993 may utilize onsite wastewater disposal systems unless all lots in such subdivision are at least one acre in size and located in those areas designated in the county's comprehensive plan for single-family residential use in the lowest density category. (Areas on the Matoaca Village Plan suggested for 1 to 5 acre lots suited to R-88 zoning.)

(e) No subdivision of land within the Ettrick Village Plan for which residential zoning is obtained after [date of adoption of this ordinance amendment] may utilize onsite wastewater disposal systems unless all lots in such subdivision are at least one acre in size.

~~(e)~~ (f) No subdivision of land within the Route 288 Corridor Plan Area for which residential zoning is obtained after May 25, 1999 may utilize onsite wastewater disposal systems unless all lots in such subdivision are at least one acre in size and located in those areas designated in the county's comprehensive plan for single-family residential use in the lowest density category. (Areas colored tan on the Route 288 Corridor Plan suggested for residential (1 dwelling or less per acre).)

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(2) *That this ordinance shall become effective immediately upon adoption.*

## Mandatory Water and Sewer

